

REQUEST FOR PROPOSAL

Property at 1000 George Washington Blvd

Parcels 6756685 and 6850185

RFP No.: 20200702

Date: July 2, 2020



City of Akron
Office of Integrated Development
166 S. High Street, Suite 203
Akron, OH
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330- 375-2133

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INTRODUCTION

Introduction

The City of Akron is soliciting proposals for the purchase and development of real estate located at 1000 George Washington Blvd, Akron, Summit County, Ohio. The site offers an opportunity for development within the City of Akron. This commercial structure is located within the Fulton Airport development area.

Overview

The City of Akron by this RFP, intends to sell a 5,150 square foot structure and adjacent land for the purpose of developing uses complimentary to the area.. Information contained in the RFP is believed to be reliable; however, interested parties should rely on their own experts.

Proposal Project

Proposals should reflect the desires of the developer based on a model they fully endorse.

Property Description

The Heisman lodge is a 5,150 sf building on two levels. The building is not on the historic register. The building does have power, but hvac is not working,
-nothing in the building is handicap accessible.
-the roof of the building has multiple leaks.
-the structure is stone with wood beams
-all windows have been broken in the building
-overall shape of the building is poor.

Zoning

The current zoning of the site is single family. The City anticipates the proposals may request conditional use for the project. The respondent will advise the City of its request to a change of zoning.

Purchase Price

The city is prepared to sell the property at a negotiated price. Building and property sold as-is.

Incentives

The city is not providing any assistance with the project. The developer will need to provide financial substance to proceed with the project.

Submission Requirements and Format

1. Cover Letter. The cover letter should provide a summary of your proposed project. This includes the following information: The Developers name, mailing address, contact numbers and email address, and the price offered to purchase the property.
2. The Development Proposal. Description of project.
3. The proposed project timeline and land transfer structure. (construction must begin in 6 months.
4. Proposed project budget. This will include the sources and uses of funds and verification of sources.
5. Project Partners and Team. Summarize the qualifications of partners working with the project. This includes experience applicable to the project.
6. Financial Capacity. Summarize the financial capacity for the partners and team. This includes a financial statement, recent tax return, letter of commitment for banks, financial institutions, letter of credit or bank statements.
7. Discuss your experience in developing commercial properties relating to the RFP.
8. Respondents must submit one (1) hard copy and one (1) digital copy of their complete development proposal.

All proposals must be submitted to the City of Akron, Office of Integrated Development at the address set forth no later than 3:00 p.m. on July 24 , 2020.

Response Timeframes

The following schedule represents the anticipated timeline for the selections of the RFP. If the need arises, the schedule may be altered by the City of Akron. During this process, the City may seek additional information from the responders. In addition, the City may request the responders to make a presentation of their proposal.

Please call Brad Beckert at 330-375-2133 to view the property.

The proposal must be submitted no later than 3:00 p.m. on July 24, 2020. Proposal to be ***“marked”*** **RFP Heisman Proposal..**

City Contact

City of Akron Office of Integrated Development
Attn: Brad Beckert
166 S. High Street, Suite 202
Akron, OH 44308

All questions about this RFP should be directed to Brad Beckert bbeckert@akronohio.gov or (330) 375-2133 . Please allow 24 hours for a response.

Proposal Evaluation

The City shall consider the following information when evaluating submitted proposals to determine which proposal is in the best interest of the City:

- Qualifications of the Respondents
- Financial benefit to the City of Akron.
- The extent to which the project supports the goals and objectives of the Airport Redevelopment Plan
- Development and Team ability to fulfill the commitments in the proposals. This includes the Team financial capacity to meet the development proposal.

Certification of Respondents

- Respondent certifies they are not delinquent in the payment of real estate taxes or personal property taxes, or City of Akron income tax

City Reservations

The City of Akron reserves the right to:

- Modify, waive or vary terms of the RFP at any time, including and not limited to submission deadlines, and proposal requirements
- Select more than one proposal to develop the entire site or a portion
- Request any or all proposals
- Cancel or withdraw the RFP at any time
- Accept the proposal which best serves the interest of the City

